



**6 Heol Llwyd, Ammanford, Ammanford, SA18 2EN**

**Offers in the region of £110,000**

A conveniently located ground floor flat set within approximately 1 mile of Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, 2 double bedrooms and bathroom and benefits from gas central heating, uPVC double glazing, front car parking, front and rear gardens.

## Ground Floor

uPVC double glazed entrance door into

### Entrance hall

with 2 built in cupboards and radiator.

### Lounge

12'8" x 14'4" (3.87 x 4.38)



with radiator, electric fire, serving hatch to kitchen, coved ceiling and uPVC double glazed window to front.

### Kitchen

11'4" x 10'4" (3.47 x 3.15)



with range of fitted base and wall units, stainless steel single drainer sink unit, free standing electric cooker with extractor over, plumbing for automatic washing machine, freestanding fridge freezer, tiled walls, tiled floor, radiator, textured ceiling, uPVC double glazed window to rear and uPVC double glazed door to rear.

## Bedroom 1

9'9" x 10'8" (2.98 x 3.27)



with 2 built in wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

## Bedroom 2

10'9" x 9'3" (3.28 x 2.83)



with built in wardrobe, built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator and uPVC double glazed window to rear.

## Bathroom

6'9" x 8'4" (2.06 x 2.56)



with low level flush WC, pedestal wash hand basin, corner bath, level access shower, tiled walls, textured ceiling, extractor fan, radiator and 2 uPVC double glazed windows to rear.

## Outside



Parking to the front of the property and garden. Side access to rear garden with 2 brick built sheds.

## Services

Mains water, electricity, gas and drainage.

## Council Tax

Band A

## Tenure

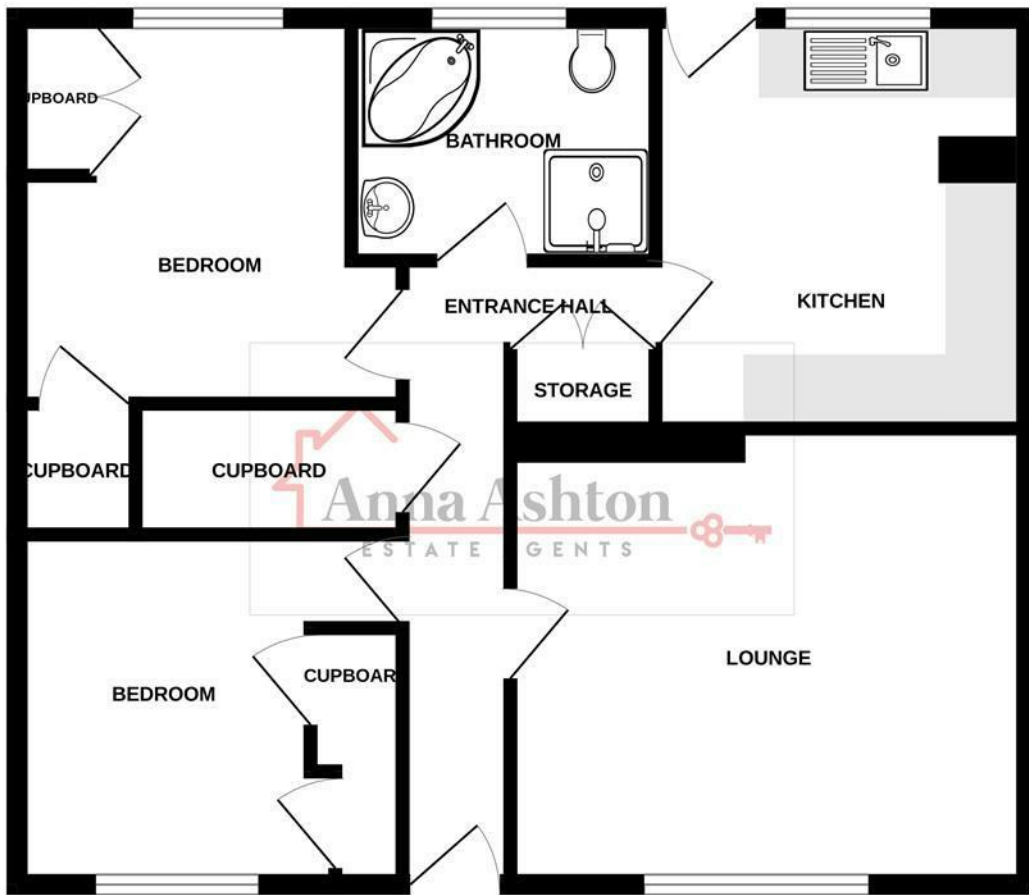
Leasehold. 125 years from 2nd December 1996. Ground rent £10 per annum.

## Directions

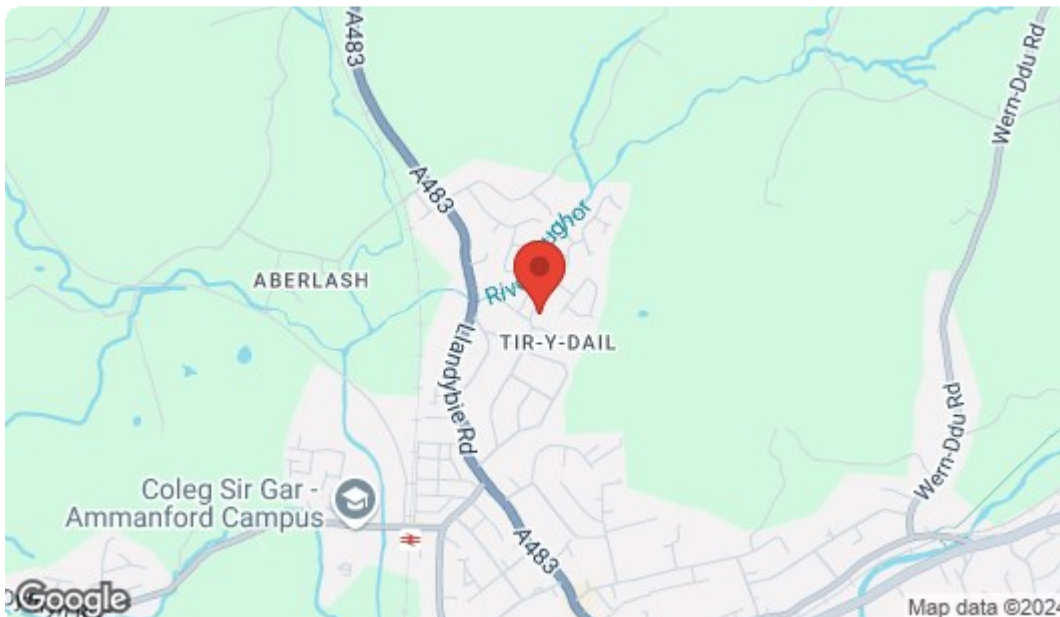
Leave Ammanford on College Street and travel to the furthest end of the green in Bonllwyn. Turn right then left into Myddynfych. At the crossroads turn left and

continue into Heol Llwyd and the property can be found on the right hand side, identified by our For Sale board.

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		100
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	73	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.